

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: April 23, 2013
Re: ZBA AGENDA – MAY 7, 2013

The next meeting of the Zoning Board of Appeals will be held on Tuesday, May 7, 2013, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Continuation of a public hearing on the request of Isaac Gutierrez, 2676 W. Main Street seeking the following area variances to be able to convert the street level of his building into an apartment: (1) Lot coverage – required is 5,000 sq. ft. and existing is 2,178 sq. ft., (2) Minimum livable first floor area – required is 5,000 sq. ft. and provided is 4,629 sq. ft. and (3) research on open space issues.

Continuation of a public hearing on the request of Redl's Towing seeking an interpretation to Section 151-16(B) of the Zoning Ordinance for the General Business Zone. They are proposing to maintain and operate an office and secure vehicle storage at 7 Delavergne Avenue. There is no provision in the GB zone for this type of use.

Public hearing on the request of Nazmi Berisha, 21 S. Mesier Avenue seeking a Special Use Permit from Section 151-15(C) of the Zoning Ordinance to be able to have an accessory apartment and seeking an Area Variance from Section 151-16(A) of the Zoning Ordinance to be able to have three stories where only 2 ½ stories are allowed by code at 21 S. Mesier Avenue.

Public hearing on the request of Meghan Mossey, 19 Hilltop Drive, Wappingers Falls seeking an area variance from Section 151-16(A) of the Zoning Ordinance to be able to subdivide the lot at 7-9 Franklindale Avenue into two separate parcels. Minimum lot size for parcel designated as Lot #1 is 20,000 sq. ft. (there are four dwelling units on lot #1) and existing is 11,301 sq. ft.